

COUNCIL

AGENDA

SPECIAL
COUNCIL

MAR 19, 1975

SPECIAL COUNCIL MEETING

MARCH 19, 1975

ADDITIONAL ITEM

RE: FILE 40-75 - PERSONNEL

The City Manager wishes to address Council
"in camera" regarding a personnel item and
have this matter dealt with by Council on
March 19, 1975.

SPECIAL MEETING
THE COUNCIL OF
THE CORPORATION OF THE CITY OF MISSISSAUGA

A G E N D A

DATE: WEDNESDAY, MARCH 19, 1975

TIME: 10:00 A.M.

PLACE: CITY COUNCIL CHAMBERS
1 City Centre Drive,
Mississauga, Ontario.

1. FILE 20-75 - TAXES (SECTION 636 OF MUNICIPAL ACT) (R-1)

Resolution required

2. PLANNING COMMITTEE REPORT MARCH 5, 1975 (R-2)

Resolution required to adopt

3. GENERAL COMMITTEE REPORT MARCH 12, 1975

Resolution required to adopt

4. FILE 139-75 - MINIMUM STANDARDS COMMITTEE
FILE 2-75 - APPOINTMENTS

All Councillors please be prepared to make your
recommendations for appointment at this meeting.

5. BY-LAW 9244 - BLOCK H, R.P. 957 - (SITE PLAN)

Resolution required to approve site plan

6. BY-LAWS

#95-75 - A By-law to authorize execution of an Offer to
purchase. (Brenckmann property - 41 Mill St.,
Streetsville. G.C. March 5 - Council March 10)

THREE READINGS REQUIRED

March 19, 1975.

BY-LAWS CONTINUED

#96-75 - A By-law to authorize execution of an agreement for municipal purposes. (P.N. 74-163 awarded to Domenico Di Monte Contractors Limited - Sheridan Creek Watercourse Silwell/Domex Reconstruction portion. Resolution #120, February 24, 1975)

THREE READINGS REQUIRED

7. MOTIONS

- (a) Adopt recommendations Section 636 Municipal Act
- (b) Adopt Planning Committee Report March 5, 1975
- (c) Adopt General Committee Report March 12, 1975
- (d) Approve site plan Block H, R. P. 957

8. CONFIRMING BY-LAW

Verbal motion

9. MOTION TO ADJOURN

Verbal motion



City of Mississauga

MEMORANDUM

R-1

To Mr. David R. Turcotte

From Mr. Bruce E. Freeman

Dept. City Clerk

Dept. Real Estate Division

March 12, 1975.

SUBJECT Tax Adjustments.

ORIGIN Sect. 636 of The Municipal Act.

COMMENT A number of applications for cancellation, reduction, refund or increase of taxes have been prepared for Council's consideration on March 19, 1975.

Council may reject an application or cancel, reduce, refund or increase the taxes as the case may be.

The Municipal Act provides for Appeal by the Applicant to the Assessment Review Court from the decision of Council or the refusal to hear or dispose of an Application regarding the above mentioned matters.

RECOMMENDATION

That the attached report from the City Clerk regarding tax appeals under section 636 a and 636 b of the Municipal Act be adopted.

Bruce E. Freeman, A.A.C.I.
Real Estate Division

David R. Turcotte,
City Clerk

COPIES OF THE LISTS SETTING OUT
THE RECOMMENDED ADJUSTMENTS ARE
AVAILABLE IN THE CLERK'S OFFICE.
RESOLUTION WILL BE AVAILABLE

R-2

Minutes for the meeting of the City of Mississauga Planning Committee held in the Council Chambers, Municipal Offices, Mississauga, Ontario, Wednesday, March 5, 1975 at 7:30 p.m.

Those present: H. McCallion, Chairman
D. J. Culham
M. L. Dobkin
M. H. Spence

Those absent: R. A. Searle, Vice-Chairman (on municipal business)
H. G. Wolf

Also present: C. J. Killaby, Councillor-Ward 4

Staff present: R. G. B. Edmunds
J. Dorrell
A. B. Adamson
J. D. Lethbridge
W. D. Waite
T. Magi
E. Lockett

Items: Minutes for the Meeting of February 19, 1975
Agenda - Additional Items
Notices of Motion
02/5/73 George Wimpey Canada Limited
02/15/75 The Cadillac Fairview Corporation Limited
T-24795 Namdor Developments Limited
02/17/75 Markborough Properties Limited
02/74/74 Ringroad Construction Limited
Report on Some Aspects of Apartment Design
Outmoded Commercial Zones
Protection of Environmentally Significant and Sensitive Areas in Mississauga
Park Potential Along Etobicoke Creek
Motion Concerning Rosemary Drive
Parkway Belt Applications
Staff Appointment
Environmental Advisory Board Minutes for February 24, 1975
By-law 9244-2 Block H, Registered Plan 957

ITEM 1

MINUTES FOR THE MEETING OF FEBRUARY 19, 1975

It was resolved that the minutes for the meeting of February 19, 1975 be and hereby are approved.
Mover: Mr. Culham

ITEM 2

AGENDA - ADDITIONAL ITEMS

It was agreed that discussion of the site plan for Block H, Registered Plan 957 would be included as an item of the agenda to be considered under Other Business.

Mr. Culham withdrew his proposed motion concerning Rosemary Drive, listed as Item 13 in the agenda.

On a motion by Mr. Culham, the agenda as amended was adopted.

ITEM 3

NOTICES OF MOTION

None.

PUBLIC MEETINGS

ITEM 4

OZ/5/73 George Wimpey Canada Limited

Part of Lot 2, Range 1, C.T.R., Zone R3 and R4
Location: On the east side of Hurontario Street, south of Mineola Road.

Size of Property: Approximately 10.3 acres with frontages of about 1048 feet and 258 feet on Hurontario Street and Mineola Road, respectively.

Proposal: To amend the Zoning By-law from R3 and R4 to RM5 to permit the development of lands for townhouse purposes.

Mr. J. J. Giddens, architect representing the applicant, and approximately thirty property owners from the area attended the meeting.

Recommendation: (1) Be it resolved that the Zoning By-law amendment in OZ/5/73 be approved;
that the site plan be approved with the following additional conditions:

PUBLIC MEETINGS

ITEM 4

OZ/5/73 George Wimpey Canada Limited (cont'd)

- (i) a pedestrian walkway of interlock stone be provided as access to Highway 10;
 - (ii) a pedestrian walkway of interlock stone be provided as access to the adjacent shopping centre;
 - (iii) a barrier which can be removed in emergency conditions be constructed to cut off access to Argreen Road, such barrier to be maintained by the Condominium Corporation;
- and that a study from the Engineering Department be requested re the construction of storage lanes on Highway 10 and Mineola Road, and on the installation of advance green signals.

Mover: Dr. Dobkin

- (2) That the letters from Mr. J. Burns, 1226 Argreen Road, be referred to the Engineering Department for consideration and reply.

Mover: Mrs. Spence

ITEM 5

OZ/15/75 The Cadillac Fairview Corporation Limited
Part of Lots 1, 2 and 3, Ranges 1, 2 and 3, N.D.S.
and Part of Block O, Registered Plan 915, Zone
RR, RS, R1 and AC-Section 291

Location: The subject lands are bounded by Erin Mills Parkway, Burnhamthorpe Road, Mississauga Road and Dundas Street.

Size of Property: Approximately 310 acres.

Proposal: To amend the Zoning By-law for Neighbourhood 1 and Part of Neighbourhood 6 of Erin Mills South Community from RS, RR, R1 and AC-Section 291 to R2, R3, RM5-Special Section, RM7D4, RM7D4-Special Sections, AC4, DC-Special Section, O1, O1-Special Section and G to permit the development of lands in accordance with a plan of subdivision.

Mr. J. R. Bousfield, planning consultant, Mr. R. DuToit, architect, and Messrs. Sheff, Ellison and Cunningham, representing the applicant, and approximately fifty-five property owners from the area attended the meeting.

PUBLIC MEETINGS

ITEM 5

OZ/15/75 The Cadillac Fairview Corporation Limited
(cont'd)

Recommendation: (1) Resolved that the recommendation of the Planning report re OZ/15/75 be adopted.

Mover: Mr. Culham

(2) That the Engineering Department be requested to provide Council with the program for construction of roads and the public transportation facilities which are required to facilitate the movement of traffic from development being approved north of Dundas Street.

Mover: Mrs. Spence

Mrs. Spence retired from the meeting at approximately 10:40 p.m.

SUBDIVISION APPLICATIONS

ITEM 6

T-24795 Namdor Developments Limited
Lot 4, Registered Plan D-26 and Part of Lot 13,
Conc. 1, N.D.S., Zone R4
Location: East side of Given Road, south side of Maple Grove Avenue.

The Consolidated Report and proposed conditions of draft approval were presented to the Committee for consideration.

Recommendation: That the conditions of approval for proposed plan of subdivision T-24795 Namdor Developments Limited be approved, subject to Item 7, Section C-Engineering of the Consolidated Report being revised to show Grenville Drive as 2 lanes instead of 4 lanes.

Mover: Mr. Culham

OFFICIAL PLAN AND ZONING BY-LAW APPLICATIONS

ITEM 7

OZ/17/75 Markborough Properties Limited
Lot 7 and Part of Lot 8, Conc. 6, W.H.S., Zone A
Location: The subject lands are bounded by Winston Churchill Boulevard, Erin Mills Parkway, Battleford Road and the south limit of Lot 7, Conc. 6, West of Hurontario Street.

OFFICIAL PLAN AND ZONING BY-LAW APPLICATIONS

ITEM 7

OZ/17/75 Markborough Properties Limited (cont'd)

Size of Property: Approximately 295 acres.

Proposal: To amend the Zoning By-law for Neighbourhoods 4, 5 and part of 6 and 7, Meadowvale West Community, from A to R3, R3-Special Sections, RM1, RM5, RM7D3-Special Section, RM7D4-Special Section, DC, O1 and G to permit development of lands in accordance with a plan of subdivision.

Mr. K. Comyns, General Manager, Markborough Properties Limited, attended the meeting.

Recommendation: That a public meeting be held on April 2, 1975.

Mover: Dr. Dobkin

ITEM 8

OZ/74/74 Ringroad Construction Limited

Part of Lots 23, 24, 25, 14 and 15, Conc. 1, S.D.S., Toronto 12, Zone R4

Location: At the south-west corner of Dundas Street and Camilla Road.

Size of Property: Approximately 1.47 acres with frontages of about 94 feet and 330 feet on Dundas Street and Camilla Road, respectively.

Proposal: To amend the Official Plan from Residential Multiple Family to Commercial and the Zoning By-law from R4 to RCL1 and RM1 to permit the development of an office building and a semi-detached dwelling.

Mr. M. E. Weir, solicitor representing the applicant, attended the meeting.

Recommendation: That a public meeting be held on March 19, 1975.

Mover: Mr. Culham

SPECIAL REPORTS

ITEM 9

Report on Some Aspects of Apartment Design

The Committee considered a staff report dealing with some aspects of apartment design and high-rise development.

Recommendation: (1) That the information be received.

Mover: Dr. Dobkin

(2) That the conclusions of the staff report be adopted.

Mover: Dr. Dobkin

ITEM 10

Outmoded Commercial Zones

The report concerning outmoded commercial zones in Mississauga was again included in the agenda; however, the comments requested by the Committee on January 15, February 5 and February 19, 1975 from the City Solicitor on the legal implications of the proposed rezoning actions were not available for the Committee's consideration.

Also included in the agenda was the Supplementary Report on Outmoded Commercial Zones. Comments on this report had also been requested from the City Solicitor.

Recommendation: That consideration of the Report on Outmoded Commercial Zones and the Supplementary Report be deferred to the next Planning Committee meeting to allow the City Solicitor to comment on the legal implications of the proposed rezoning actions put forward for consideration.

Mover: Dr. Dobkin

ITEM 11

Protection of Environmentally Significant and Sensitive Areas in Mississauga

Included in the agenda for the Committee's information was a copy of a staff report prepared and submitted to the Environmental Advisory Board for consideration concerning the protection of environmentally significant and sensitive areas in Mississauga.

Recommendation: That the report be received.

Mover: Dr. Dobkin

SPECIAL REPORTS

ITEM 12

Park Potential Along Etobicoke Creek

Included in the agenda for the Committee's information was a copy of a staff report prepared and submitted to the Etobicoke-Mississauga Liaison Committee for consideration concerning park potential along the Etobicoke Creek.

Recommendation: That the report be received and endorsed in principle.

Mover: Dr. Dobkin

MEMOS

ITEM 13

Motion Concerning Rosemary Drive

Mr. Culham withdrew his proposed motion concerning Rosemary Drive (see Item 2 - Agenda-Additional Items).

ITEM 14

Parkway Belt Applications

Recommendation: That consideration of this item be deferred to the next Planning Committee meeting.

Mover: Dr. Dobkin

ITEM 15

Staff Appointment

The Committee considered a memorandum describing a recent appointment to the Planning Department staff.

Recommendation: That the information be received.
Mover: Dr. Dobkin

During discussion of the above, it was agreed that future memos concerning staff appointments would be included at the beginning of the agenda, and that new staff members would be introduced to the Committee at that time.

COMMUNICATIONS

ITEM 16

Environmental Advisory Board Minutes for
February 24, 1975

The February 24, 1975 Environmental Advisory Board minutes were included in the agenda for the Committee's consideration.

Recommendation: That the February 24, 1975 Environmental Advisory Board minutes be referred to General Committee without a recommendation.

Mover: Dr. Dobkin

OTHER BUSINESS

ITEM 17

By-law 9244-2 Block H, Registered Plan 957

Recommendation: That the proposed site plan for Block H, Registered Plan 957 be referred to General Committee for consideration when the Report on Some Aspects of Apartment Design is considered.

Mover: Dr. Dobkin

The meeting was adjourned at 11:10 p.m. on a motion by Dr. Dobkin.

RESOLUTION

March 19 SESSION 19 *75* No. *172*
MOVED BY *David J. Gullam*
SECONDED BY *Don Lamb*

*Resolved City Manager's
Report Item 7 Mar 14/75 be
adopted ✓*

RESOLVED that the City Manager's Report dated
March 14, 1975, be adopted. (Item #7 of the
"in camera" items on the General Committee
Agenda for March 19, 1975. *Carried* *Robinson*